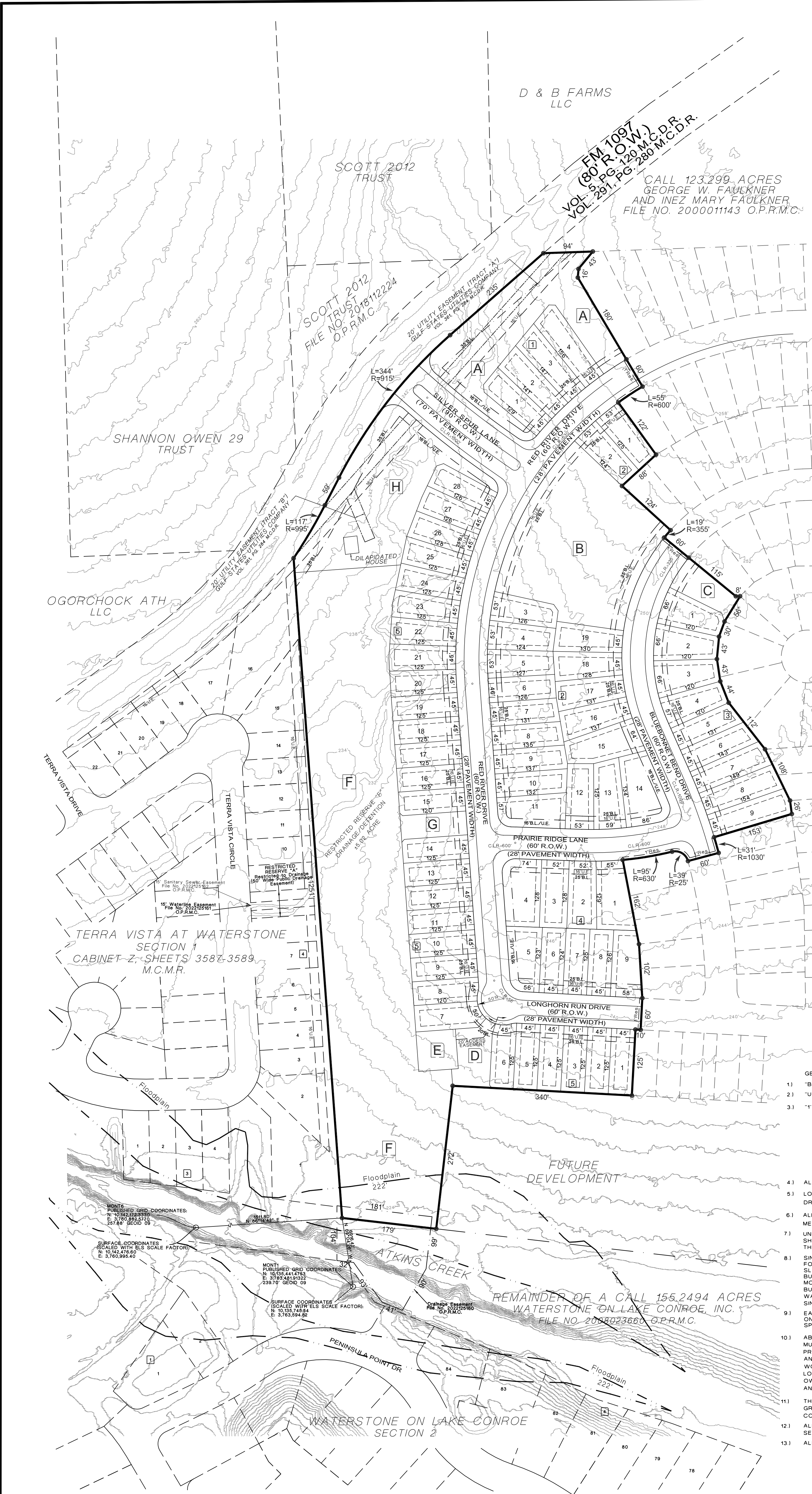
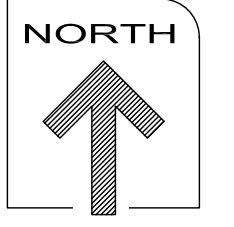


Vicinity Map (not to scale)



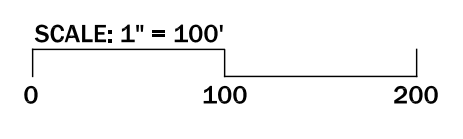
LOT SIZES			LOT SIZES		
LOT NO.	LOT SQ. FT.	LOT ACREAGE	LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1					
LOT 1	6,255	14	LOT 1	7,095	16
LOT 2	6,345	15	LOT 2	6,656	15
LOT 3	6,615	15	LOT 3	6,636	15
LOT 4	7,020	16	LOT 4	9,472	22
BLOCK 2					
LOT 1	6,625	15	LOT 5	6,888	16
LOT 2	6,572	15	LOT 6	5,580	13
LOT 3	6,678	15	LOT 7	5,625	13
LOT 4	6,572	15	LOT 8	5,670	13
LOT 5	6,731	15	LOT 9	7,308	17
LOT 6	5,796	13	BLOCK 5		
LOT 7	5,895	14	LOT 1	5,625	13
LOT 8	6,075	14	LOT 2	5,625	13
LOT 9	6,165	14	LOT 3	5,625	13
LOT 10	5,940	14	LOT 4	5,625	13
LOT 11	7,524	17	LOT 5	5,625	13
LOT 12	6,625	15	LOT 6	5,416	12
LOT 13	7,906	18	LOT 7	6,254	14
LOT 14	11,524	26	LOT 8	5,546	13
LOT 15	8,768	20	LOT 9	5,625	13
LOT 16	6,165	14	LOT 10	5,625	13
LOT 17	5,895	14	LOT 11	5,625	13
LOT 18	5,750	13	LOT 12	5,625	13
LOT 19	5,850	13	LOT 13	5,625	13
BLOCK 3					
LOT 1	7,920	18	LOT 14	5,625	13
LOT 2	7,920	18	LOT 15	5,625	13
LOT 3	7,920	18	LOT 16	5,625	13
LOT 4	6,840	16	LOT 17	5,625	13
LOT 5	5,895	14	LOT 18	5,625	13
LOT 6	6,435	15	LOT 19	5,625	13
LOT 7	6,705	15	LOT 20	5,625	13
LOT 8	6,930	16	LOT 21	5,625	13
LOT 9	6,885	16	LOT 22	5,625	13
			LOT 23	5,625	13
			LOT 24	5,625	13
			LOT 25	5,625	13
			LOT 26	5,760	13
			LOT 27	5,670	13
			LOT 28	5,670	13

- GENERAL NOTE
- "BL" INDICATES BUILDING LINE
 - "UE" INDICATES UTILITY EASEMENT
 - "1 RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
 - LOTS BACKING OR SIDING FM 1097 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD)
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927055342
 - ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG. APPROVED SEPTEMBER 13TH, 2022.
 - ALL LOTS SHALL BE A MINIMUM OF 5,400 SQUARE FEET. APPROVED SEPTEMBER 13TH, 2022.

- NOTE:
- | | |
|---|---|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.04 ACRE | E RESTRICTED RESERVE "E" LIFT STATION ±0.12 ACRE |
| B RESTRICTED RESERVE "B" REC CENTER ±1.56 ACRE | F RESTRICTED RESERVE "F" DRAINAGE/DETENTION ±5.02 ACRE |
| C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.15 ACRE | G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.13 ACRE |
| D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.18 ACRE | H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±1.22 ACRE |

A PRELIMINARY PLAT OF
MONTGOMERY BEND SECTION ONE
 BEING 23.5± ACRES OF LAND CONTAINING 69 LOTS (45' X 120' TYP.) AND EIGHT RESERVES IN FIVE BLOCKS.
 OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER:
 PULTE GROUP



NOVEMBER 21, 2022

MTA# 68007

DISCLAIMER AND LIMITED WARRANTY
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.